



Best Practices 2000

U.S. Department of Housing and Urban Development
ROCKY MOUNTAIN EDITION

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Issue No. 1

Welcome to the first issue of **Best Practices 2000 – “the Rocky Mountain way.”** This is the first of our new monthly Best Practices Newsletters specifically catering to the Rocky Mountain area of the United States. Just as the nationally-focused Best Practices 2000 newsletter highlights the 1999 “Best of the Best” top 100 best practices from across the country, this newsletter will share with you information about the FY 1999 “Simply the Best” award winners from

the Rocky Mountain area. In each monthly issue you can look forward to reading about the exemplary professional practices of housing and community development practitioners across the geographical area. Last year, we had a total of 13 award recipients, so we have a lot of interesting details to share with you – from specific information on the techniques used to establish the programs or projects,



to news articles and even photographs. We’ve listed all the 1999 “Best of the Best” and “Simply the Best” award

recipients from the Rocky Mountain area in this issue. There’s also a photo gallery of the “Simply the Best” winners receiving their awards at the Departmental Best Practices and Technical Assistance Symposium in Kansas City, Missouri, this past July.

In sharing with you these examples of innovation and creativity, we hope to raise the standard for housing and community development by learning from and building upon the successes of our partners. We hope you enjoy the newsletter and look forward to sharing these wonderful models of community success with you.

**Joe Garcia, Secretary’s Representative
Rocky Mountain**

Congratulations To You, Our 1999 “Best of the Best” and 1999 “Simply The Best” Award Winners “You Make Your Community Partners Proud”

“Hats Off” To Our 1999 “Best of the Best” Award Winners

1. Denver Rent Start
2. Colorado Mortgage Lenders Association
3. Crooked Tree Transitional Housing
4. Partnership for Native American First Time Homebuyers
5. Beulah School House Apartments
6. Governor’s House



Rocky Mountain “Simply The Best” winners

“Simply The Best” Winners

1. Family Investment Center
2. City of Burlington
3. Creekside Place Apartments
4. Regional Housing Opportunity Counseling
5. Hand Held Computerized Process for Preventative Maintenance
6. PHA Maintenance Workshop
7. Adopt A School

Simply the Best!



Hand held computerized process for preventative maintenance held by Chris Carriere and Secretary's Representative Joe Garcia

Computerized Process for Preventative Maintenance

Following a management determination that it was unacceptable to take an average of 25 days to fill preventative maintenance work orders, the Denver Housing Authority (DHA) adopted the Computerized Process for Preventative Maintenance, an innovative approach of integrating handheld computers in preventative maintenance work. Through this process, DHA is able to expedite work orders and improve the quality of its units.

Denver, CO



Regional Housing Opportunity Counseling, Jan Bell, Secretary's Representative Joe Garcia and Shawna Barnes

Regional Housing Opportunity Council

The Southwest Improvement (SWIC) was nominated for serving the metropolitan Denver area with homebuyer education. SWIC, in collaboration with HUD and LaRaza, provided 17 HELP first-time homebuyer classes to 264 attendees in 1998, resulting in 57 new homeowners. SWIC ensures a fundamental understanding of the Fair Housing Act by having FHEO personnel address the classes in both Spanish and English.

Denver, CO

Family Investment Center

This innovative demonstration program provided individualized case management, skills training, and support services to at least 40 tenant families from the Loveland, Fort Collins, and Wellington areas to assist clients to achieve self-sufficiency and become independent from public assistance programs. A training program based on 123 Core Life Skills classes and 6 elective classes is required for all participants. Currently, 53 adults in the program are employed, and only 5 families remain dependent on public assistance.

Ft. Collins, CO



Family Investment Center, Ravenna Windwalker and Secretary's Representative Joe Garcia

Creekside Place Apartments

Creekside Place Apartments are being rehabilitated by the New Vision Housing Partner LP, which includes the Adams County Housing Authority (ACHA) and the Dinerstein Companies and specializes in rebuilding neglected, substandard property. The partnership is transforming Creekside Place Apartments from one of the Rocky Mountain region's worst maintained and most crime-ridden properties into one of the region's most attractive neighborhoods, with two of 16 existing buildings now rehabilitated and occupied. The Colorado Housing and Finance Authority issued bonds to finance the loan, Thornton provided tax credits, and Adams County is foregoing property taxes (for a total of \$12.1 million in development resources).

Thornton, CO

NAHRO Maintenance Workshop

The Mountain Plains NAHRO Maintenance Workshop for housing authority maintenance personnel is an annual 3-day Workshop designed to improve maintenance skills through formal presentations on maintenance subjects, hands-on demonstrations of typical maintenance tasks, and the exchange of maintenance ideas through interaction among attendees.

Cheyenne, Wyoming

**Creekside Place
Apartments,
Jill Spackman
and Secretary's
Representative
Joe Garcia**



More of the Best!



**City of Burlington,
Darlene Scott and
Secretary's
Representative
Joe Garcia**

Yes, I would like to be placed on the Building A Better Tomorrow, HUD's Best Practices and Technical Assistance Forum newsletter mailing list. (Please print) Send the form to the Newsletter Editor.

Name _____

Address _____

Telephone _____

Fax _____

E-Mail _____



We are proud of your accomplishments in the Rocky Mountain area, and would like to share this information so that it can be replicated, making it possible to “Build A Better Tomorrow” for all.

Please help us do this by submitting articles for inclusion in your local newsletter using the following general guidelines:

1. Submit articles only on those “Simply The Best” winners listed on the 1st page of this newsletter.
2. Your submission should include:
 - Specific details on techniques used to establish the program/project (i.e., program mission, funding sources, marketing strategy, success rate, number of participants enrolled, pitfalls, number of full-time staff employed to carry out project, use of outside consultants/subcontractors, the need the activity will fill in the community) and any other information that may be used as a blueprint for replication.
 - Photographs of the facility or activity, local or national articles written on the project, and the program write-up submitted with your Best Practices nomination application. Please note: we are unable to return photographs, so please send copies. If you take photographs, please use black and white film (however, color photographs can be accepted).
 - A Best Practices Coordinator contact person, including telephone number and e-mail address.
 - All articles must be received no later than the first of each month, although, we welcome articles in advance. Articles must be submitted through your Secretary’s Representative or Senior Community Builder via their designated Best Practices Coordinator, or to the newsletter editor at the address listed below or via e-mail.

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